Karen Johnson Davidson County
Batch# 1197688 DEEDWARRSP
10/24/2024 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20241024-0082789

Special Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $715,000.00. Affiant Subscribed and sworn to before me, this the 18th day of October, 2024. Notary Public My commission expires: 3-3-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sans Holdings, LLC	New Owner(s)	091 12 2E 098.00
3536 Trimble Road		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANS HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 59 of THE NATIONS OWNERS ASSOCIATION, INC., a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing THE NATIONS OWNERS ASSOCIATION, INC., a Horizontal Property Regime, of record in Instrument No. 20230626-0048526; as affected by First Amendment to Declaration in Instrument No. 20230629-0049886; Scrivener's Affidavit in Instrument No. 20230707-0051997; Memorandum of Subdivision Roadway in Instrument No. 20230825-0066572; and Amended and Restated Declaration Establishing the Nations Owners Association, Inc. in Instrument No. 20240521-0037703, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Toll Southeast LP Company, Inc., a Delaware corporation, by Quitclaim Deed from Hoosier Capital, LP, a Tennessee limited partnership, of record in Instrument No. 20220224-0021508, in the Register's Office of Davidson County, Tennessee, dated February 24, 2022, and recorded on February 24, 2022.

Being a part of the same property conveyed to Toll Southeast LP Company, Inc., a Delaware corporation, by Special Warranty Deed from Hoosier Capital, LP, a Tennessee limited partnership, of record in Instrument No. 20220224-0021507, in the Register's Office of Davidson County, Tennessee, dated February 24, 2022, and recorded on February 24, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4114 Indiana Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of October, 2024.

Toll Southeast LP Company, Inc., a Delaware corporation

By: _____
J. Brandon Miller, Authorized Agent

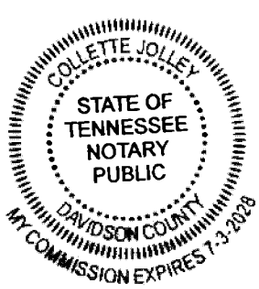
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named J. Brandon Miller, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Toll Southeast LP Company, Inc., a Delaware corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 18th day of October, 2024.

_____
Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 18. 2024.

Affiant Signature

24th day of October, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

